

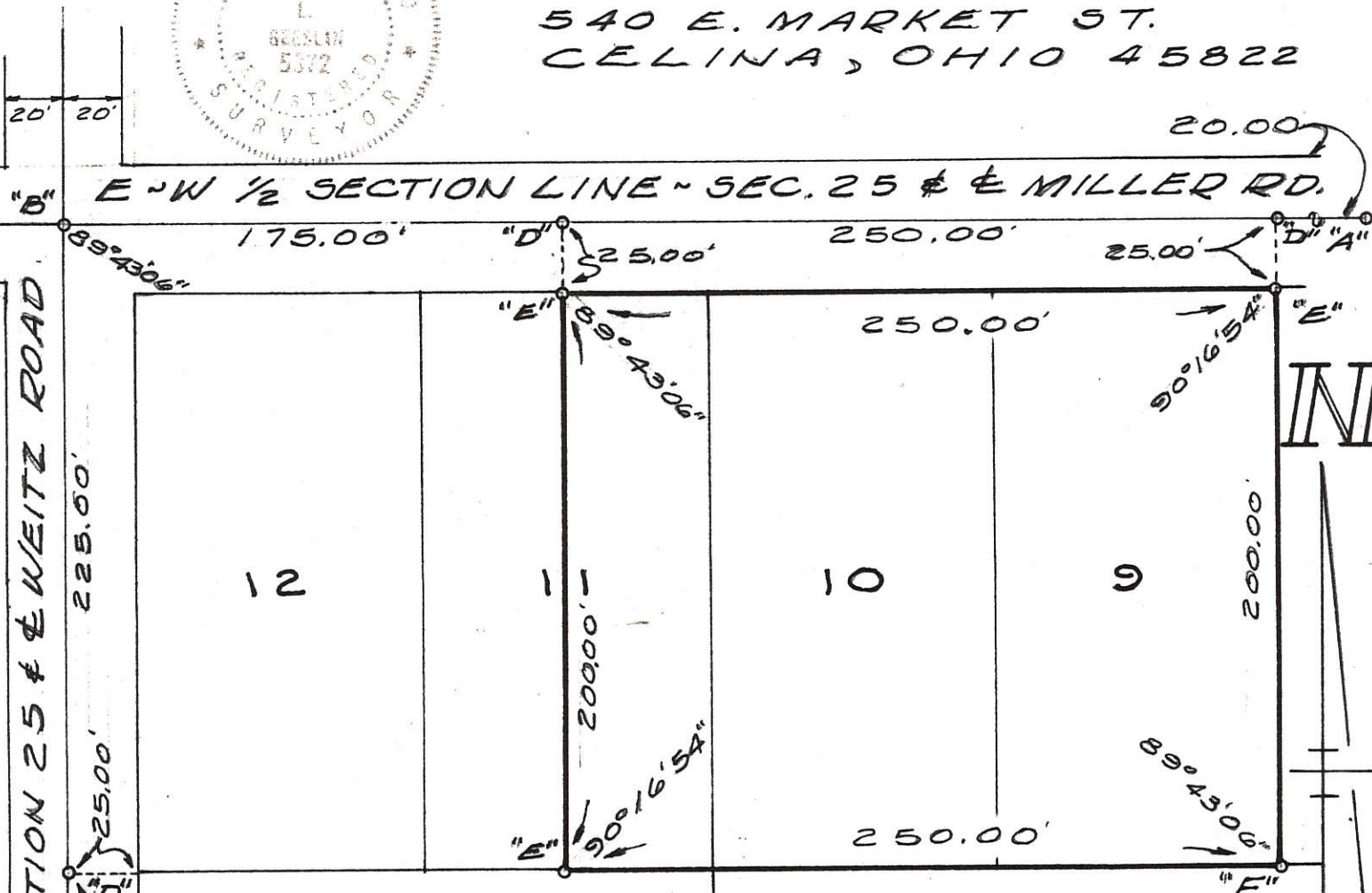
0525301003; 0525301003

05-25

SURVEYED BY Gordon L. Geeslin



GORDON L. GEESLIN  
REGISTERED SURVEYOR  
NO 5372  
540 E. MARKET ST.  
CELINA, OHIO 45822



**LEGEND**

- "A" = PAT. SURVEY STK. FD. OPPOSITE LOT NO 1.
- "B" = STONE @ W. 1/4 POST OF SECTION 25.
- "C" = STONE @ W. 1/4 POST OF S.W. 1/4 OF SECTION 25.
- "D" = P.K. NAIL SET.
- "E" = 5/8" IRON BAR SET.
- "F" = CONC. MON. FD. 0.12' EAST OF "D" 0.15' NORTH OF COR.

SURVEY OF LOTS 9, 10, AND THE EAST 1/2 OF LOT 11 OF WEITZ SUB-DIV. IN THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 25, HOPEWELL TWP., MERCER CO., OHIO.

FEBRUARY, 1979 SCALE 1" = 60'

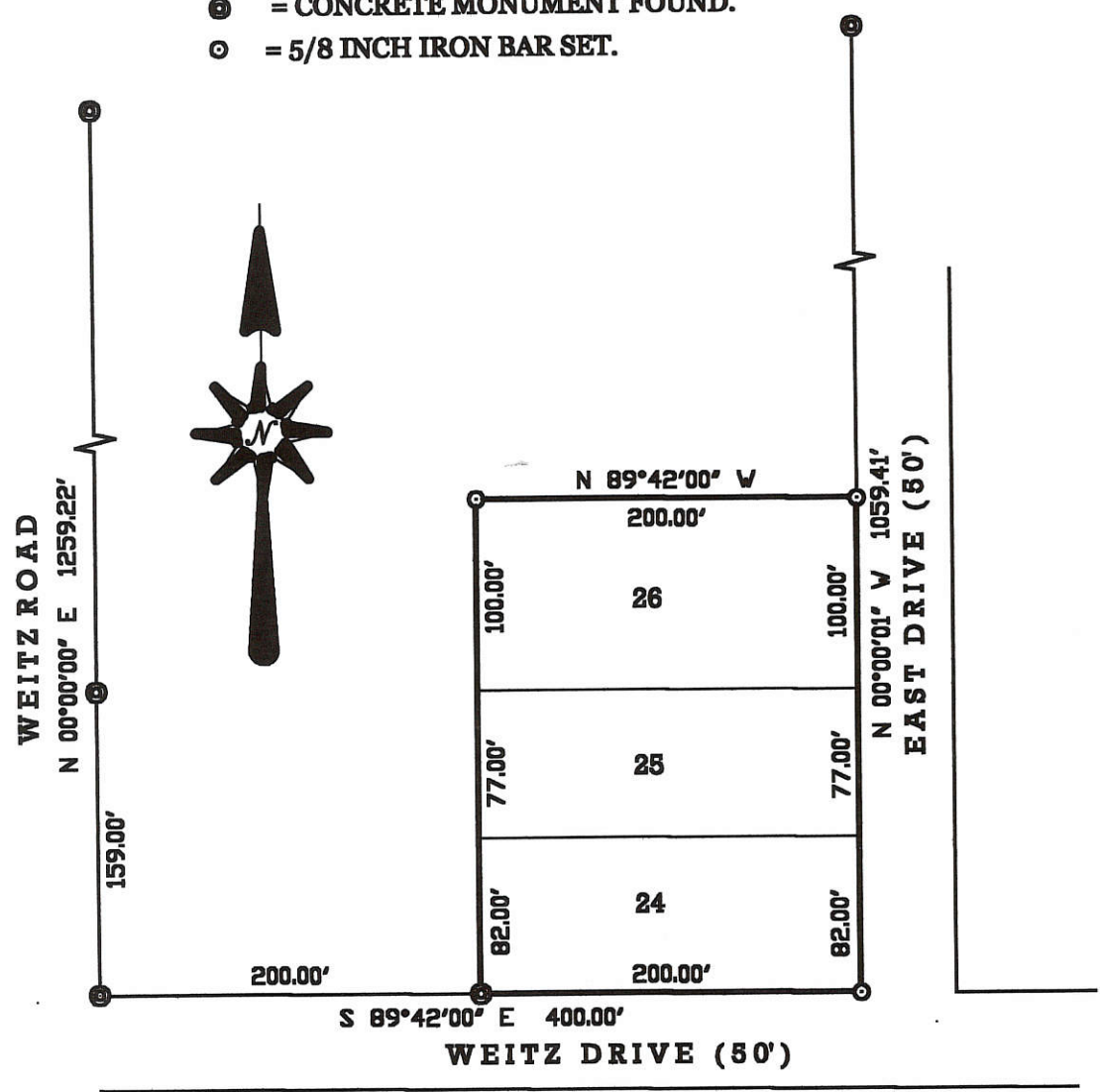
SURVEYED BY

*James W. Geeslin*

JAMES W. GEESLIN  
P.S. No. 7764

**LEGEND**

- ⊙ = CONCRETE MONUMENT FOUND.
- = 5/8 INCH IRON BAR SET.



**KEELING SURVEY**

OF LOTS 24 - 26 IN WEITZ SUBDIVISION, IN SECTION 25, (HOPEWELL TOWNSHIP), TOWN 5 SOUTH, RANGE 2 EAST, MERCER COUNTY, OHIO.

MARCH 4, 2000

SCALE 1" = 100'



**GEESLIN  
LAND SURVEYING**

804 EAST MARKET STREET  
P.O. BOX 422  
CELINA, OHIO 45822

PHONE: (419) 586-6155  
FAX: (419) 586-1826



PERMANENT PARCEL No. _____		
Part of:	Sec. _____	T. _____ R. _____ Township _____
Grantor:	Area Retained:	Acres _____
Grantee:	Area Retained:	Acres _____
Deed References: _____		
APPROVALS:	_____	_____
AGENCY:	Board of Health	County Sanitary Engineer
DATE:	_____	County Engineer _____

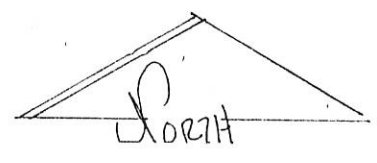
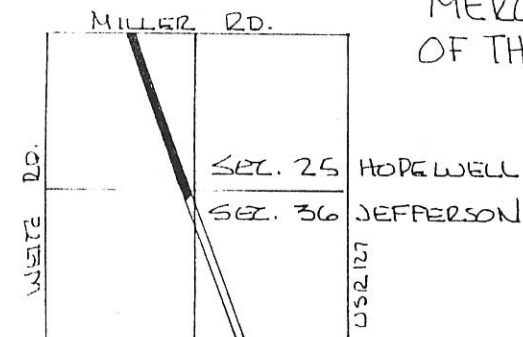
0525301024

DOWNNEY - CELANCO

05-25C

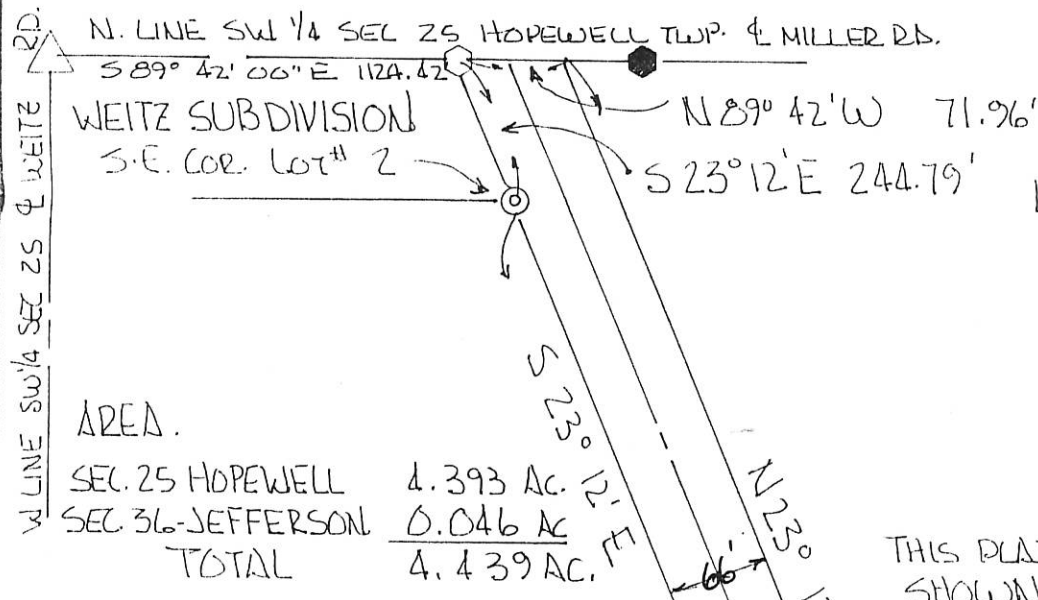
PART SW 1/4 SEC. 25, T55, R2E, HOPEWELL TWP  
 & PART NW 1/4 SEC. 36, T55, R2E, JEFFERSON TWP.

MERCER CO., OHIO & BEING THE FORMER LANDS  
 OF THE PENN CENTRAL RAILROAD -



NO SCALE

DEED REF. VOL 297 PG. 863



LEGEND

- △ STONE REF
- RR. SPK.
- PAT. SURVEY MARKER
- IRON PIN
- CORNER POST.

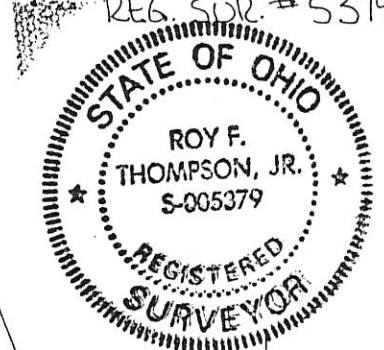
AREA.

SEC. 25 HOPEWELL	4.393 AC.
SEC. 36-JEFFERSON	0.046 AC
TOTAL	4.439 AC.

THIS PLAT DRAWN FROM INFORMATION SHOWN ON SURVEYS ON FILE IN THE MERCER COUNTY ENGINEERS OFFICE, CALCULATIONS AND SUPPLEMENTAL FIELD SURVEY DATA.

*Roy F. Thompson Jr.*  
 ROY F. THOMPSON JR.

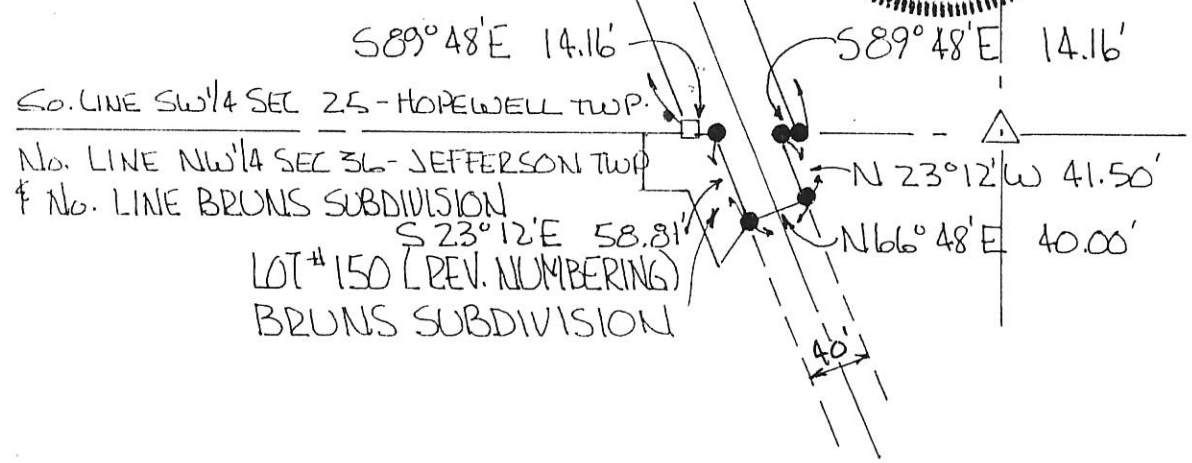
REG. SUR. # 5379.



REFERENCES -

- WEITZ FARM SURVEY - 1970 - GEPHART
- BRUNS SUBDIVISION - 1992 - GARRISON

BEARINGS FROM & MILLER RD  
 No. Line S.W. 1/4 SEC. 25 - HOPEWELL TWP.  
 EST. N 89° 42' 00" W -



SURVEY OF A 0.775 AC. TRACT FOR TIMOTHY G. FINK

LOCATED IN THE S.W. 1/4 OF SEC. 25, T-5-S, R-2-E, HOPEWELL TWP., MERCER COUNTY, STATE OF OHIO

MILLER RD.

W 1/4 POST OF SEC 25  
I.PIN FOUND

TIMOTHY G. FINK  
Vol. 300, Pg. 3  
(1.55 Ac.)

N 90°00'00" E 225.00'

AREA SURVEYED  
0.775 Ac. Total  
0.069 Ac. R/W  
0.706 Ac. Net

S 90°00'00" W 225.00'

CELANCO, INC.

Vol. 239, Pg. 516  
(85.55 Ac. Deed)

00°00'00" E  
150.00'

S 00°00'00" W  
150.00'

WEITZ RD. (40' R/W)

459.30'

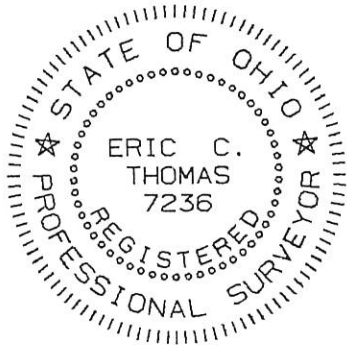
20' R/W

SOUTHWEST CORNER SEC. 25  
I.PIN OVER STONE

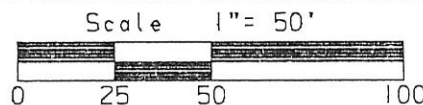


- ⊗ = R.R. SPIKE FOUND
- ⊘ = I. PIN FOUND
- ⊙ = R.R. SPIKE SET
- ⊚ = I. PIN SET

SURVEYED BY: *Eric C. Thomas*  
ERIC C THOMAS REG. SURVEYOR #7236  
DATE: 06-05-92



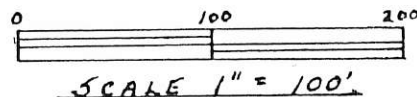
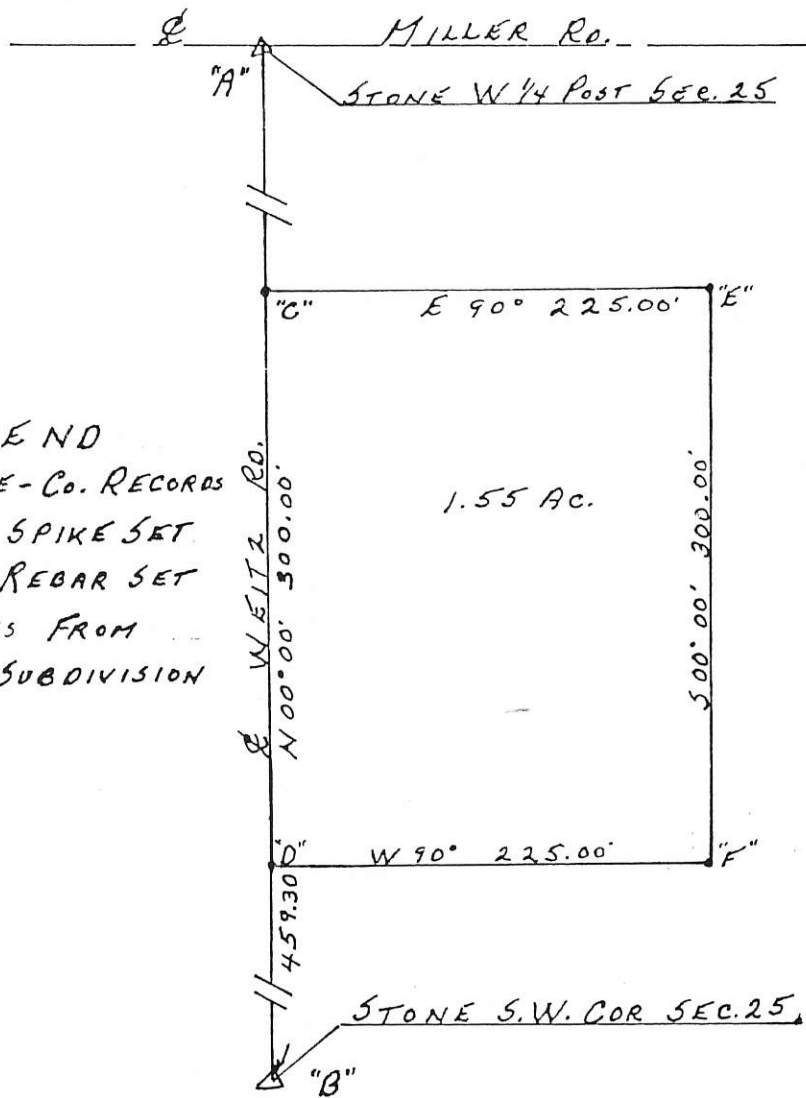
References: SURVEY OF A 1.55 AC. TRACT FOR G. FINK BY A. SPRALEY REG. SURVEYOR #5016



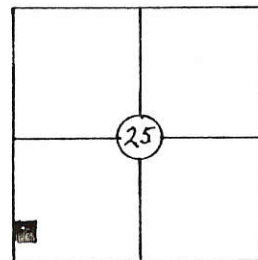
Part of S.W. 1/4 Sec. 25 T5-S R2-E Hopewell Twp., MERCER Co., OHIO  
GRANTOR: TIMOTHY G. FINK DEEDS: Vol. 300 Pg. 3 AREA RETAINED 0.775 Ac.  
GRANTEE: \_\_\_\_\_ AREA: 0.775 Ac.

APPROVALS:	_____	_____	_____	_____
AGENCY:	BD. OF HEALTH	Co. San. Eng.	Co. Engineer	PERMANENT PARCEL No.
DATE:				

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, HOPEWELL TOWNSHIP,  
TOWN 5 SOUTH, RANGE 2 EAST, MERCER COUNTY OHIO



LOCATION PLAN



LEGEND  
"A+B" STONE-CO. RECORDS  
"C+D" R.R. SPIKE SET  
"E+F" 5/8" REBAR SET  
BEARINGS FROM  
WEITZ SUBDIVISION

DESCRIPTION

Commencing at a railroad spike marking the Southwest corner of Section 25, Hopewell Township, Town 5 South, Range 2 East, Mercer County Ohio; thence due North 00 degrees, 00 minutes along the West line of Section 25, a distance of 459.30 feet to a railroad spike-the point of beginning; thence continuing due North 00 degrees, 00 minutes, a distance of 300.00 feet to a railroad spike; thence East 90 degrees, 00 minutes, a distance of 225.00 feet to an iron pin; thence due South 00 degrees, 00 minutes, a distance of 300.00 feet to an iron pin; thence West 90 degrees, 00 minutes a distance of 225.00 feet to the point of beginning.

Area described above contains 1.55 acres of land more or less including that subject to roadway.

MERCER CO. ENGR.  
Date 7/15/86 By [Signature]  
**RECEIVED**

MERCER CO. ENGR.  
Date 7/15/86 By [Signature]  
**REVIEWED**

[Signature] 4-26-1986  
A.J. SPRALEY  
Registered Surveyor # 5016

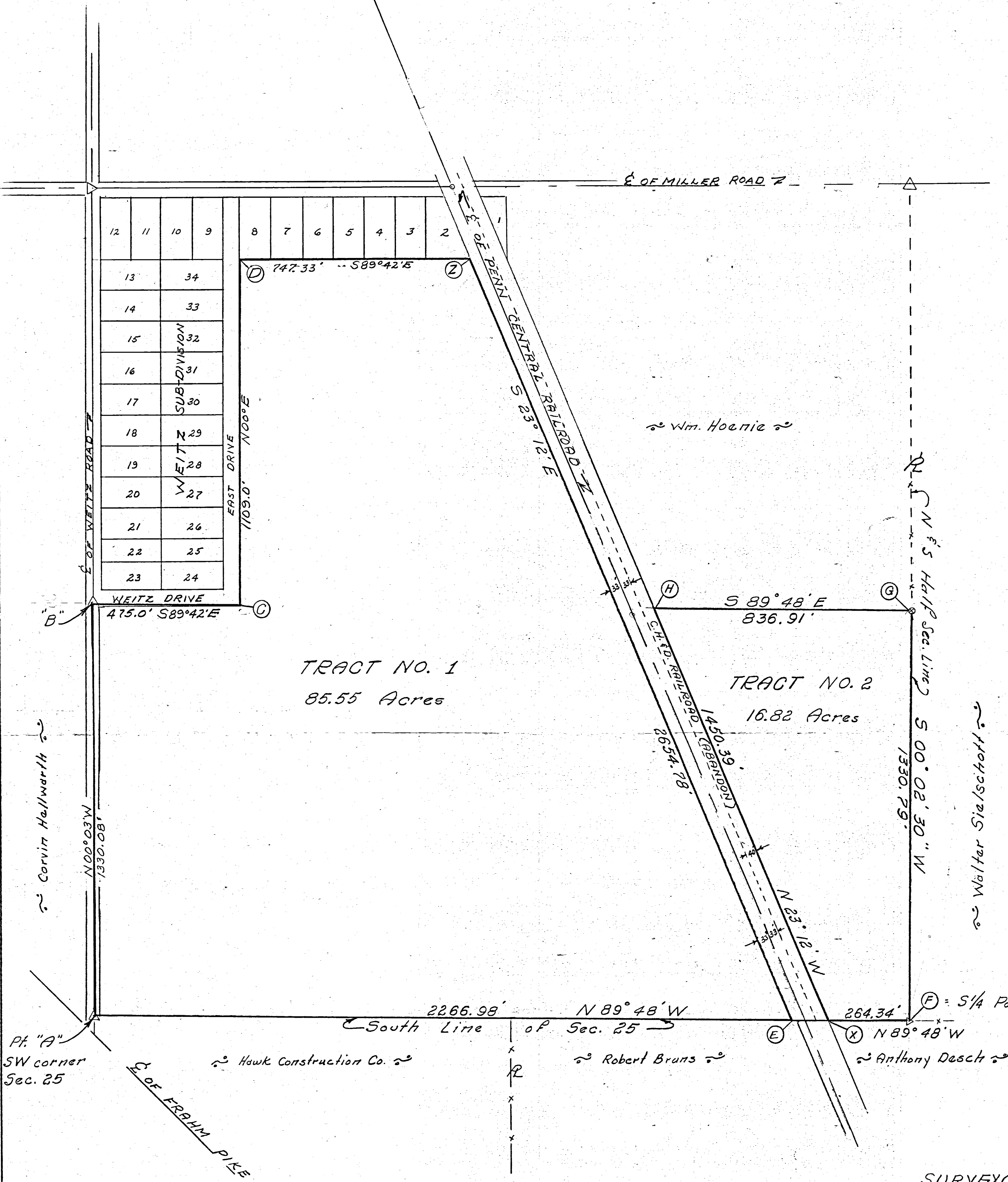
FIELD WORK BY R. STAHL 1986

FILED IN SURVEY BOOK

0525351002  
-001

# WEITZ FARM SURVEY

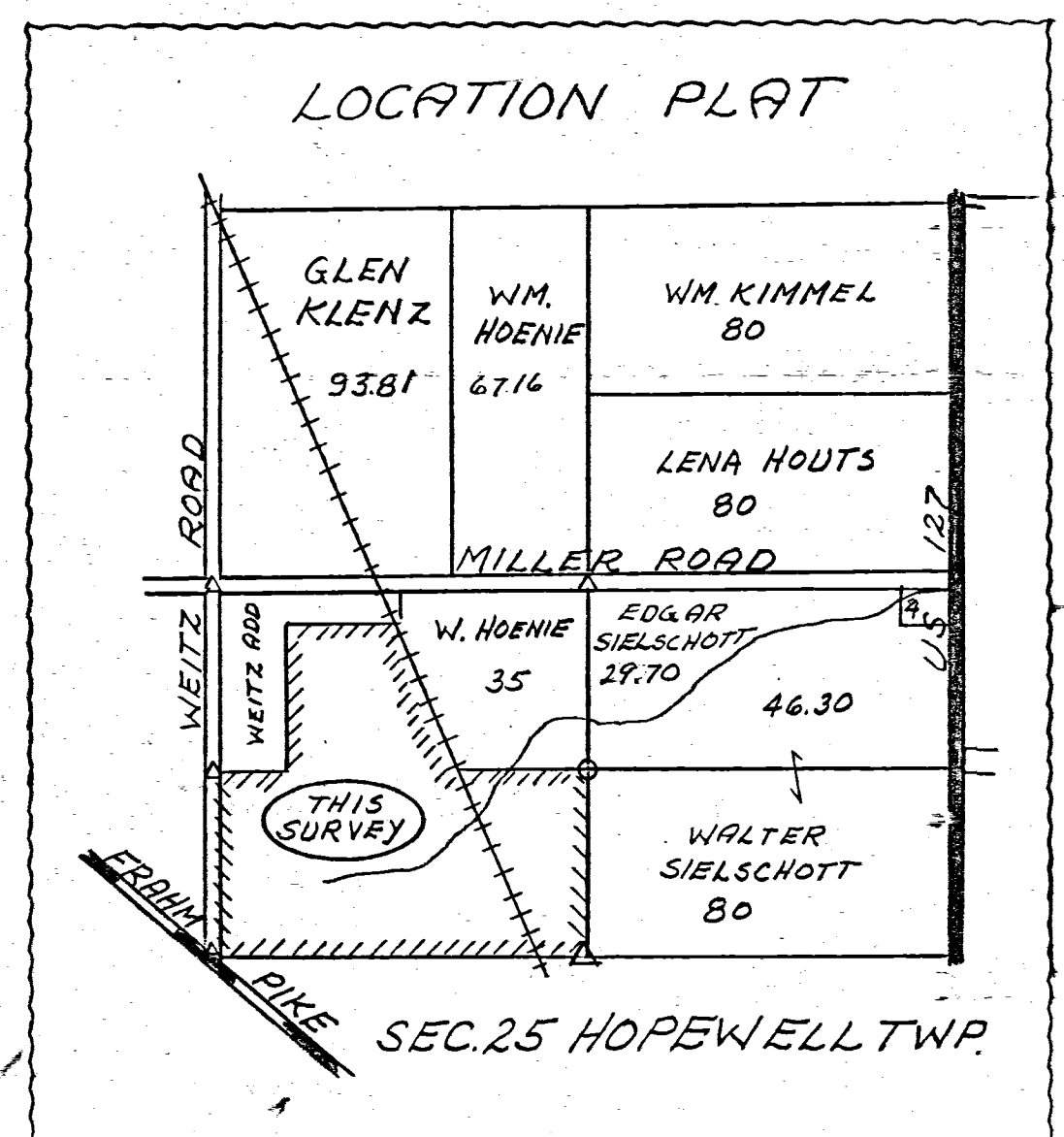
S 1/2 SW 1/4 AND PT. N 1/2 SW 1/4  
SECTION 25, T5S, R2E. HOPEWELL TWP.  
MERCER, COUNTY, OHIO  
JAN. 1970



Scale 1" = 200'

Legend:

- △ = Section Stone
- ⊙ = Patented Iron Survey Stake
- ⊙ =



Pt. "A"  
SW corner  
Sec. 25

SURVEYOR'S CERTIFICATE

This plat of survey is for the exclusive use of Paul Weitz.  
I hereby certify this survey showing markers and dimensions to be correct to the best of my knowledge and belief.

1/19/70  
Date

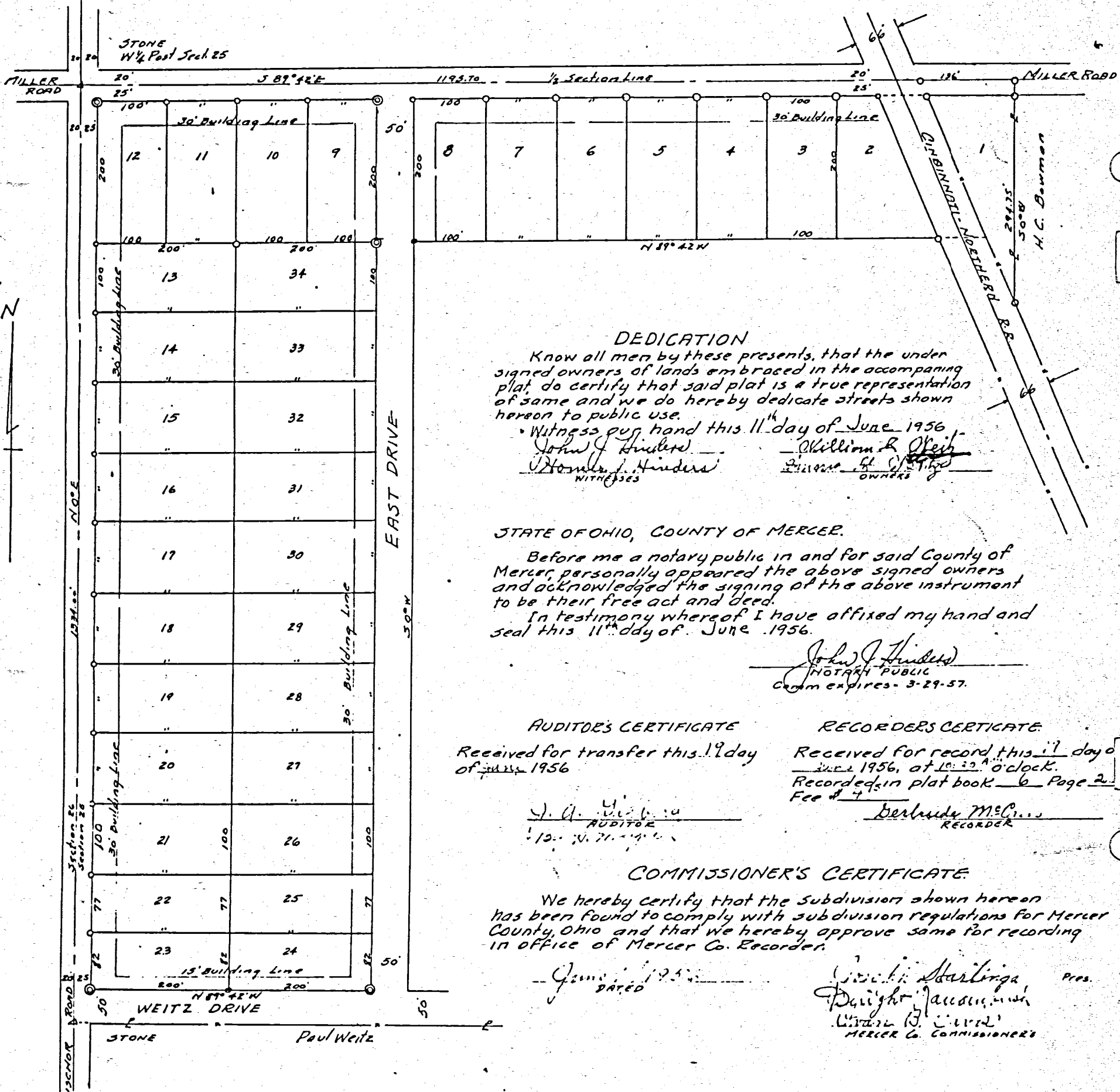
*B. R. Gabhart*  
B.R. Gabhart Reg'l. Sur. 2309



# HOPEWELL TWP.

Recorder Plat Book #6

NW 1/4 SW 1/4 SECTION 25, R2E, T5S  
HOPEWELL TWP. MERCER CO., OHIO.



**DEDICATION**  
Know all men by these presents, that the under signed owners of lands embraced in the accompanying plat do certify that said plat is a true representation of same and we do hereby dedicate streets shown hereon to public use.  
Witness our hand this 11<sup>th</sup> day of June 1956  
John J. Weitz  
Thomas J. Weitz  
Witnesses  
William R. Weitz  
H.C. Deeman  
OWNERS

STATE OF OHIO, COUNTY OF MERCER.  
Before me a notary public in and for said County of Mercer, personally appeared the above signed owners and acknowledged the signing of the above instrument to be their free act and deed.  
In testimony whereof I have affixed my hand and seal this 11<sup>th</sup> day of June 1956.  
John J. Weitz  
NOTARY PUBLIC  
Comm. expires - 3-29-57.

**AUDITOR'S CERTIFICATE**  
Received for transfer this 19<sup>th</sup> day of June 1956  
J. A. [Signature]  
AUDITOR

**RECORDERS CERTIFICATE**  
Received for record this 17<sup>th</sup> day of June 1956, at 10:30 A.M. o'clock.  
Recorded in plat book #6 Page 2.  
Fee \$ 4  
Berlinda McC...  
RECORDER

**COMMISSIONER'S CERTIFICATE**  
We hereby certify that the subdivision shown hereon has been found to comply with subdivision regulations for Mercer County, Ohio and that we hereby approve same for recording in office of Mercer Co. Recorder.  
James [Signature] 1956  
Dated  
Dwight [Signature] Pres.  
Lillian [Signature] Mercer Co. Commissioner

**ENGINEER'S CERTIFICATE**  
This plat known as WEITZ SUBDIVISION consists of 18.75 acres of land less and except the 66 foot Right of Way of the Cincinnati Northern R.R. on east side and consists of 34 lots numbered from 1 to 34 inc. Lot dimensions are shown in feet. Corner stones marked were found and iron pipe and concrete monuments are set as designated.  
The 20 foot Right of Way for Township Roads was granted prior to this survey. An additional 5 foot strip has been granted by Mr Weitz to increase Road Width adjacent to this plat.  
Two streets 50 each in width are provided for access and future developments. I hereby certify that this survey and plat is correct.  
6/19/56  
B. R. Gebhart  
S. No 3909

**RESTRICTIONS**  
All sanitary facilities shall meet Ohio State Sanitary Specifications.  
No noxious or offensive activity shall be carried on upon any lot or lots, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.  
Owners shall keep premises free from weeds, trash and miscellaneous materials which might detract from value of surrounding premises.

**NOTE.** This plat supercedes and replaces Weitz Plat Recorded Plat Book #6 Page 17 Mercer Co. Recorder's office.

SCALE 1 inch = 100 feet.

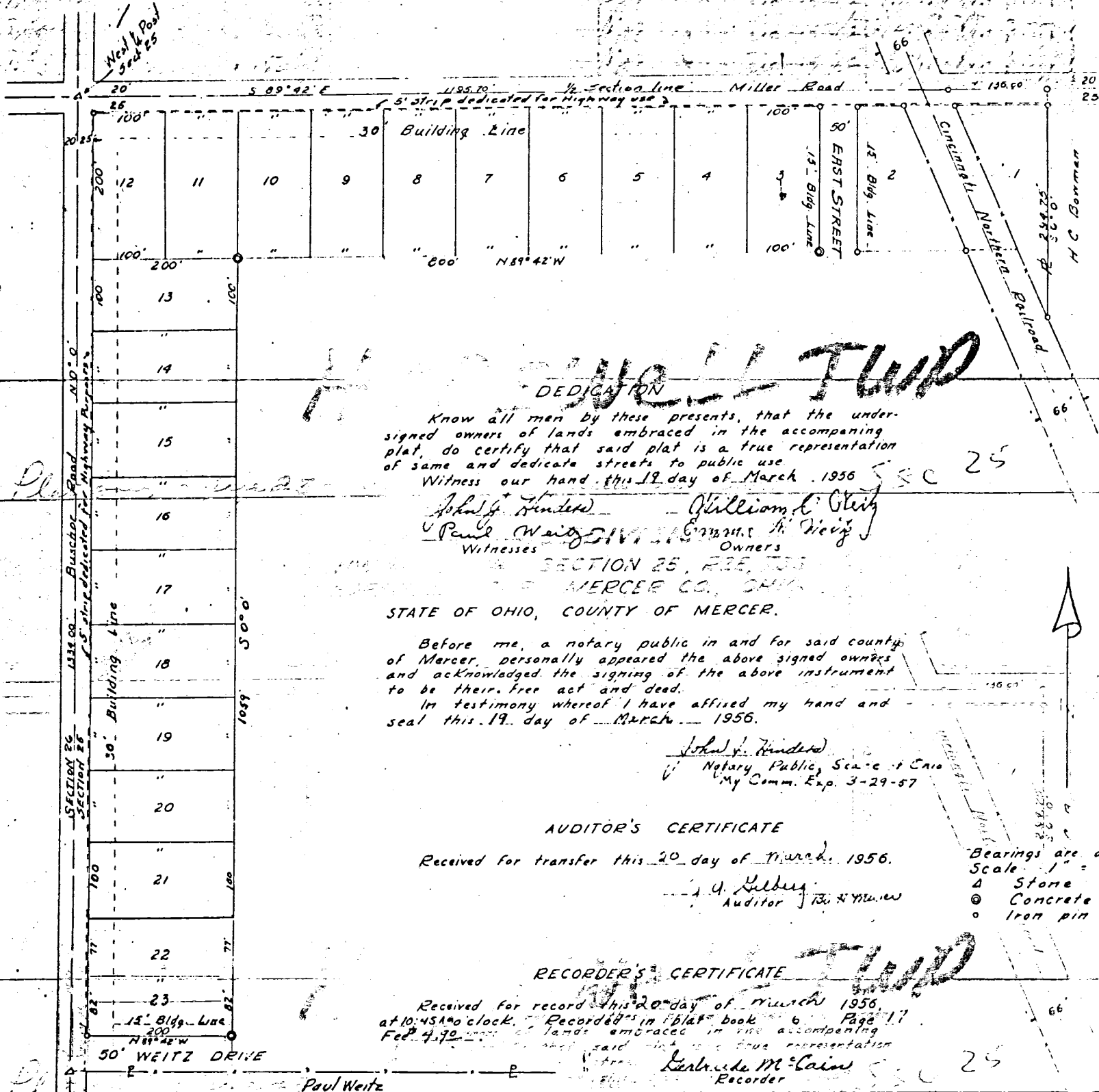
# HOPEWELL TWP

See Plat Book 6 page 23. Supersedes & Replaces this Plat.

Sec 25

## WEITZ SUBDIVISION

NW 1/4 SW 1/4, SECTION 25, R2E, T5S  
HOPEWELL TWP, MERCER CO., OHIO



See Plat

Sec 25

### DEDICATION

Know all men by these presents, that the undersigned owners of lands embraced in the accompanying plat, do certify that said plat is a true representation of same and dedicate streets to public use.

Witness our hand this 19 day of March 1956

*John J. Hinder*      *William C. Gley*  
*Paul Weitz*      *Ernest H. Vieg*  
Witnesses      Owners

SECTION 25, R2E, T5S  
MERCER CO., OHIO

STATE OF OHIO, COUNTY OF MERCER.

Before me, a notary public in and for said county of Mercer, personally appeared the above signed owners and acknowledged the signing of the above instrument to be their free act and deed.

In testimony whereof I have affixed my hand and seal this 19 day of March 1956.

*John J. Hinder*  
Notary Public, State of Ohio  
My Comm. Exp. 3-29-57

### AUDITOR'S CERTIFICATE

Received for transfer this 20 day of March 1956.

*J. G. Kelley*  
Auditor

Bearings are assumed  
Scale 1" = 100'  
▲ Stone  
● Concrete Mon  
○ Iron pin or pipe

### RECORDER'S CERTIFICATE

Received for record this 20 day of March 1956, at 10:45 A.M. clock. Recorded in Plat Book 6 Page 17 Feb 4, 1956.

*Kerluke M. Cain*  
Recorder

### COMMISSIONER'S APPROVAL

We hereby certify that the addition shown on this Plat has been found to comply with subdivision regulations for Mercer Co., Ohio and that we hereby approve same for recording in office of Mercer County Recorder.

March 20, 1956  
Dated  
*Charles Hastings*  
*Dwight C. Cuddeback*  
*Ann D. Davis*  
County Commissioners

### ENGINEER'S CERTIFICATE

This plat, known as Weitz Subdivision, consists of 12.60 acres of land, less and except the 66 foot Right of Way of the Cincinnati Northern Railroad on East side, and consists of 23 lots numbered from 1 to 23 inclusive. Lot dimensions are shown in feet. Corner stones marked were found and iron pipe and concrete monuments were set as designated. The 20 foot right of way for township roads was granted prior to this survey and plat.

Two streets, 50 feet each in width are provided for access to future development. I hereby certify that this survey and plat is correct to the best of my knowledge.

2/19/56  
*B. R. Prebost*  
Regist. Surveyor 3701

### RESTRICTIONS

All sanitary facilities shall meet Ohio State Sanitary Specifications.

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

Owners shall keep the premises free from weeds, trash and miscellaneous material which might detract from value of the surrounding premises.

Building set back lines shall govern the placement of any buildings, as shown on plat.

### NOTE

A 5 foot strip on south side of Miller Road and a 5 foot strip on east side of Buschor Road has been dedicated for highway purposes by Mr. Wm. Weitz.

Reduction 12%



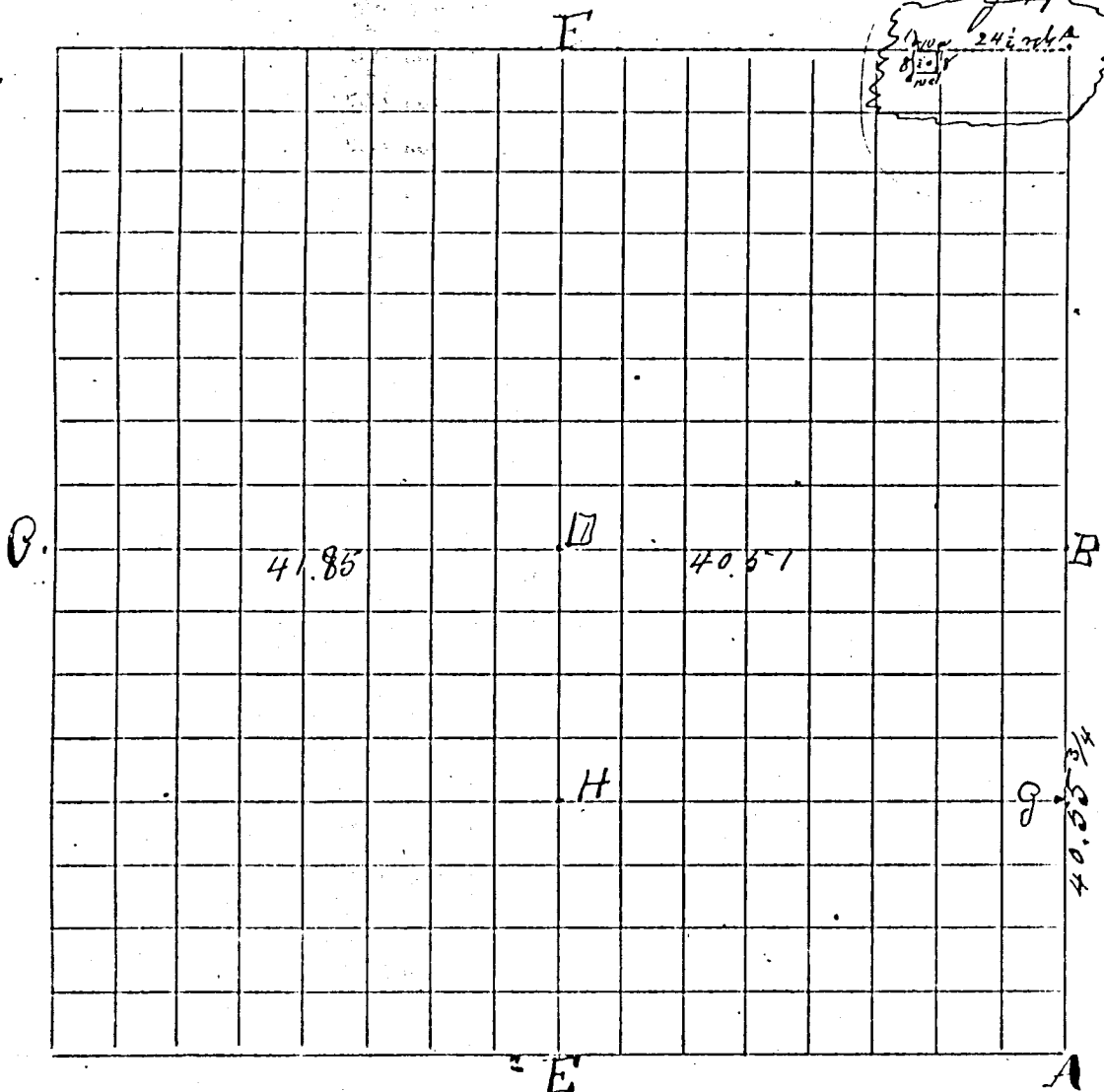
**SURVEY NO. 46** In Town 5 of Range 2 East. Plat and Notes of Survey made by me on the  
 2nd day of November A. D. 1875, in Sec 25, T-5-R-2  
 Jacot rough and sites

sec 25 T-5-R-2

Survey 47  
 24 1/2 rods  
 8 1/2 rods

**CONDITION OF ORIGINAL CORNERS.**

A S.E. Corner of sec. find stone as planted by former Surveyor.  
 B West 1/4 pt. find roots of west locust plain & some evidence of East Swamp oak.  
 C find stone and Elm marked by former Surveyor  
 D Center, find stake and two Burr oaks marked but not recorded  
 E South 1/4 pt. find stake and with the presagging with it as marked by former Surveyor  
 F find stumps of old bearing trees and find stake agreeing therewith



CORNERS DESCRIBED.	BEARING TREES.	D.	Course.	Dist.	BEARING TREES	D.	Course.	Dist.
B Stone 18x9x6. bats & stake	Hickory	17	N71E	84				
E Stone 10x5x6								
G " 16x11x7 Stake and bats	Sycamore	10	N68 3/4 E	52				
D " 13x8x2 " " "	Burr oak	24	N20E	20	Burr oak	26	S76 1/2 E	44
H " 14x3x3 " " "	Elm	8	N21E	31	Beech	15	N59E	46

I certify the above to be correct to the best of my belief.

*[Signature]* County Surveyor.

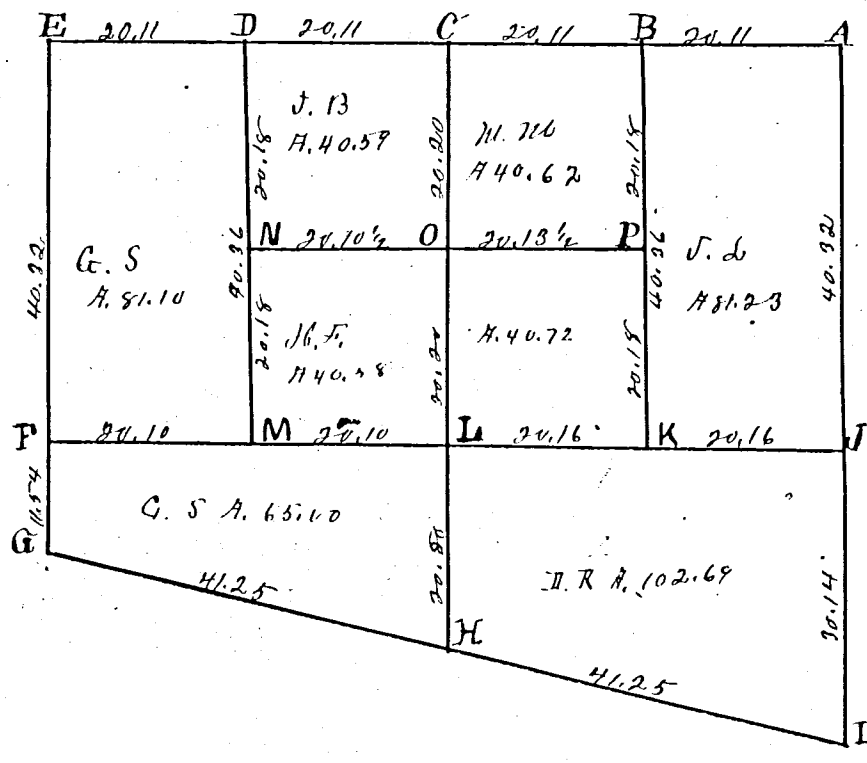
Survey Number 47, in Town 4S Range 1E at the instance of the Trustees of Beech Creek Township. Began at the North east corner of sec 33 1/4 S Range 1E thence ran west 24 1/2 rods to the beginning point. thence west 10 rods planted stone, thence south 8 rods & thence east 10 rods. thence North 10 rods again to the place of beginning containing a stone at N.E. Cor of said survey 6x5x5 & at N.W. Cor 9x6x3. & at S.W. corner 5x4x4. at S.E. corner is a stake. This 2 acres was surveyed and located as above for school purposes all of which I certify to be correct to the best of my belief.

*[Signature]* County Surveyor.

Survey No. 200.

Copied from Note Book No 10, pages 27 to 30; Surveyed Oct 21 & 22, 1866. Plat and Notes of Survey made by me in frac Sec 8, T. 8 S. R. 3 E. Main, at the instance of John Lindley, Michael Meyer, Henry Firsbeck, Jacob Barney and Richard S. - Chairmen sworn Henry S. & John Ste. Scale 4 inches to a mile, the top of the Plat being north. Each plat.

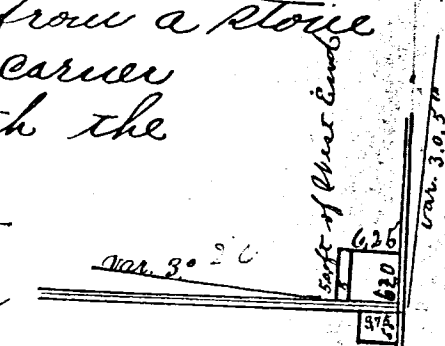
- A. Stone 16.10.7 planted by me in Survey Sec 35 T. 8 S. R. 3 E from which brass marked White Ash 7 N 37 W 94 1/2 White Hickory 10 N 25 E 94 links distant
- B Stake deep, brickbats & Limestone 12.8.6 in Hickory 5 S 65 E 35 White Ash 8 N 12 W 62
- C Stake brickbats and Stone 18.8.8 Cherry 11 N 53 1/2 E 102 Beech 20 N 18 1/2 W 97
- D Stake, brickbats & Stone, 18.14.6 Red Oak 8 N 11 W 90 Black Ash 6 N 43 1/2 E 93



- E Stone by me in Survey of Sec 33 T. 8 S. R. 3 E White Ash 7 N 30 1/2 E 101 Beech 16 N 57 E 123 1/2
  - F W 1/4 part I find Beech 6 N 44 W instead of 44 E as in notes, plainly marked Stake, brickbats and Stone 14.8.6 inches Beech 12 N 64 1/2 E 56 Beech 18 S 65 E 60
  - G I find the stump of W. Ash standing high, marked, also 13 Ash all correct with notes, Stake, brickbats and stone 12.16.9 W. Ash 6 N 55 1/2 E 66 Burr Oak 12 N 20 E 146
  - H Stake bats and Stone 14.12.10 White Oak 24 N 57 W 35 Linn 20 N 51 E 67
  - I I find Beech 14 N 20 E 10 instead of 20 W, as in notes, Planted stake deep, brickbats, and stone 10.8.6 marked Beech 14 S 37 1/2 E 53 Beech 18 N 72 E 56
  - J Stake, bats & Stone, 12.10.8 Roots of Hickory found. Sweet Oak 8 S 42 W 61 Hickory 14 N 65 W 26
  - K Stake and Stone 10.10.6, mkd White Elm 20 S 86 W 30 1/2 White Elm 6 N 61 1/4 E 21 1/2
  - L Center of Sec made at the point of intersection of right lines from the 1/4 parts Stake bats, and Limestone 16.4.4 marked White Oak 16 N 55 W 90 1/2 in fallen timber
  - M Stake, bats & Stone 12.8.6 Red Elm 8 S 80 1/2 E 26 Beech 14 S 10 W 41 1/2
  - N Stake, bats & Stone 13.7.6 Beech 10 N 48 1/2 E 86
  - O Stake, bats and stone 12.10.8 no trees marked
  - P Stake, brickbats & Stone 14.7.5. Marked White Ash 6 N 26 1/2 W 127 links distant
- The above plat and notes I certify correct to the best of my belief.
- Recorded June 7, 1866. Marcus Schuyler Co. Surveyor Michel C. Bliss

Notes of corners set by me at the instance of B Wagner at the N.E. Corner of Sec 25 T. 5 S. R. 2 E I find the roots of both old bearing trees plainly appearing, also a stone corner in T. 5 S. R. 2 E all correct, Planted stake deep, brickbats and Stone 16.9.9 inches and marked Sycamore 8 N 52 W not marked Balm Gilead 5 S 82 E 80. Also I planted at the S.W. corner of Sec 7 T. 5 S. R. 2 E for B Wagner stake brickbats & Stone 19.12.8 inches and marked White Elm 12 N 77 1/2 E 121 Burr Oak 24 E 72 N 65 1/2. The roots of both old bearing trees plainly appearing also the W. Oak in Sec. in Town 5 S. R. 2 E. The above I certify correct to the best of my belief.

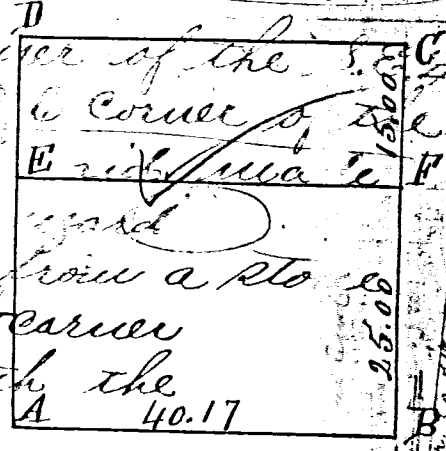
(20) Notes and Plat of the Survey of S.E. Corner of the S.E. 1/4 of S.E. Section 28 T6 S. R. 2 E. also of the N.E. Corner of the N.E. 1/4 of the N.E. 1/4 Section 33 in Town aforesaid made August 18<sup>th</sup> 1853 for Miller Munsell & Buzard  
 Survey of first mentioned tract made from a stone Planted N. 45 W. 42 feet 4 inches from the corner of Secs. 27, 28 33 & 34 (A) and to agree with the Distance marked in the Plat  
 The survey of last mentioned tract is made from Secs. corners and agree with distance marked on the Plat  
 I do hereby certify the foregoing to be correct  
 A Jack Linzee Sur M. Co. O



Notes and Plat of Survey and Subdivision of S.W. 1/4 Sec 25 T5 S. R. 2 E made for Houser & Hauey

A  
B  
C  
D  
E  
F

Original Witnesses  
 W. ash 8 in S. 10 W 18 links  
 Beech 12 " N. 85 E 10 "  
 Beech 20 " N. 4 E 30 "  
 Hickory 15 " N. 35 W. 8 "  
 Planted G. certify the foregoing to be correct  
 of Secs. 27, 28 33 & 34 A Jack Linzee Sur M. Co. O

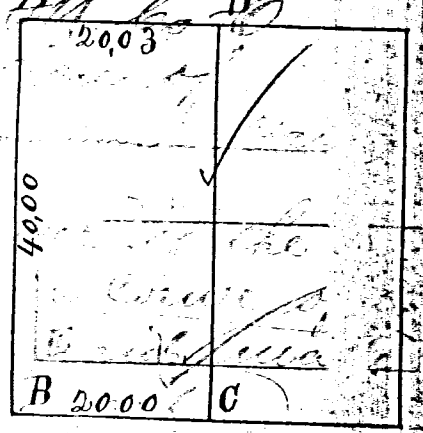


2  
A  
B  
C  
D

Notes and Plat of the Survey of the E. 1/2 S.W. 1/4 Sec 11 T5 S. R. 1 E. made for John Grabner Oct 24<sup>th</sup> 1853  
 quarter Post  
 Hickory 6 S. 33 W 30 1/2 links  
 Sycamore 30 South 2 "  
 White Oak 27 N. 73 E. 35 "

A  
B  
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E  
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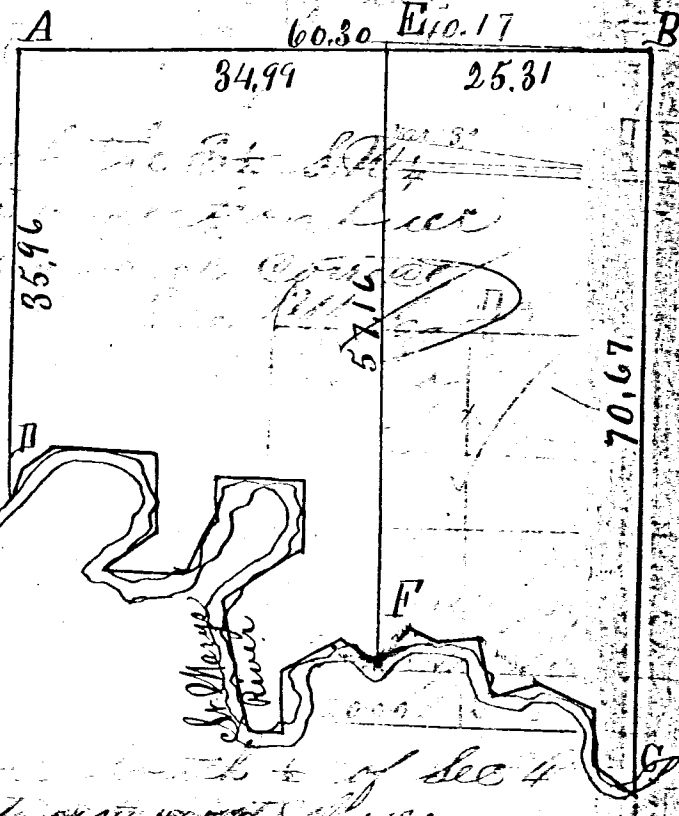
I certify the foregoing Notes and Plat to be correct  
 A Jack Linzee Sur M. Co. O



3  
A  
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Z

Plat and notes of the Survey of the South 1/2 of Sec 4 of Godfrey's Reservation made Nov 1853  
 Roebuck & Linzee variation 350'  
 quarter Post on West Side Sec.  
 Stake center of Road and on Sec. line  
 See Mercer County Land Record Book A

W. Oak, 10 N. 65 E. 18 links  
 W. ash, 8 inches, corner  
 Bearings and distance on River  
 From C N. 55 1/2 W. 5 chs to sta 2 then N. 120 E. 147.79 Stake 14  
 D Shin North 5.71 " " 3 " N. 59 E. 10.00 " 15  
 " N. 65 W. 5.75 " " 4 " North 9.00 " 16  
 " S. 79 W. 5.00 " " 5 " West 8.54 " 17  
 " N. 15 1/2 W. 6.00 " " 6 " South 2.11 " 18  
 " West 2.24 " " 7 " S. 20 W. 7.50 " 19  
 " N. 69 W. 4.34 " " 8 " West 9.29 " 20  
 " S. 40 W. 5.00 " " 9 " N. 58 E. 7.29 " 21  
 " N. 66 1/2 W. 4.67 " " 10 " North 8.50 " 22  
 " S. 64 W. 6.50 " " 11 " West 1.00 " 23  
 " South 6.80 " " 12 " S. 65 W. 4.08 " 24  
 " West 4.60 " " 13 " S. 10 W. 1.50 " 25



I certify the foregoing to be correct  
 A Jack Linzee 258  
 Sur M. Co. O